

## \$525,000 - 6143 12 Avenue, Edmonton

MLS® #E4451293

**\$525,000**

3 Bedroom, 2.50 Bathroom, 1,796 sqft

Single Family on 0.00 Acres

Walker, Edmonton, AB

Welcome to this gorgeous and spacious home located in the desirable community of Walker. This stunning property offers 3 large bedrooms and a bonus room on the upper floor, The Primary bedroom is a true oasis with walk-in closet and ensuite. Bonus room offers large windows and a vaulted ceiling. The main floor has a grand kitchen offering ample cabinet and countertop space, nook area looks out at the back yard, the main floor living room is large and offers a gas fireplace, double attached garage, spacious back yard, With great access to highways, shopping, schools, public transport and all amenities, this is an ideal location for families. Don't miss this, Buy with confidence!!

Built in 2009

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4451293  |
| Price          | \$525,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,796     |
| Acres          | 0.00      |
| Year Built     | 2009      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | 2 Storey               |
| Status   | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 6143 12 Avenue |
| Area        | Edmonton       |
| Subdivision | Walker         |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6X 0M5        |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                                                                                                    |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                                          |
| Fireplace         | Yes                                                                                                                                |
| Fireplaces        | See Remarks                                                                                                                        |
| Stories           | 2                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                |
| Basement          | Full, Unfinished                                                                                                                   |

### Exterior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                         |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                    |
| Construction      | Wood, Vinyl                                                                                         |
| Foundation        | Concrete Perimeter                                                                                  |

### Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | August 5th, 2025 |
|-------------|------------------|

Days on Market 10

Zoning Zone 53

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